



## **AGENDA OF THE CITY COUNCIL AND THE COUNCIL SITTING AS THE REDEVELOPMENT AGENCY**

### **CITY COUNCIL/RDA MEETING**

**Council Chambers in City Administrative Services Building  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234**

### **PUBLIC FINANCING AUTHORITY SPECIAL MEETING**

**7:30 p.m.**

**(Or As Soon Thereafter as the Meeting May be Commenced)**

**WEDNESDAY, SEPTEMBER 25, 2002**

**Study Session - 3:00 p.m.**

**Regular Meeting - 7:30 p.m.**

**(Or As Soon Thereafter as the Meeting May be Commenced)**

**Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the City Clerk at 770-0322 between the hours of 7:30 a.m. and 6:30 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.**

### **3:00 P.M. - Study Session**

1. Presentation by Mike Bracken of the Coachella Valley Economic Development Partnership Regarding Program Update. **(15 Minutes)**
2. Officer Kelly Murphy's Presentation on Crime Free Housing.
3. Discussion Regarding Joint Use Agreement with Palm Springs Unified School District.
4. Weekly Market Fair in Town Square.
5. Discussion Regarding Homecoming Event to be Held in Town Square on Saturday, October 19, 2002.
6. Discussion Regarding Proposed Resolution Outlining Cuts City will Make Should Measure "O" Fail.
7. Discussion Regarding Application for Gay Pride Parade - Deadline is 9/30/02.
8. Status of Coachella Valley Multi-Species Habitat Conservation Plan.
9. Proposed League of California Cities Policy Resolutions.

**CC/RDA MEETING AGENDA**  
**PUBLIC FINANCING AUTHORITY SPECIAL MEETING AGENDA**  
**SEPTEMBER 25, 2002**  
**PAGE 2**

10. Councilmember Reports of Committee Meetings.
11. Review of September 25, 2002, City Council/Redevelopment Agency Agendas.
12. City Council/Staff Reports and Inquiries of New or Ongoing Projects.
13. Closed Session Urgency Items.

**6:00 P.M. - CLOSED SESSION AGENDA:**

7. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)(1). Number of Potential Cases is **5**.
8. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd., (a). Case Name is Palm-Ford Ventures, LLC (Holiday Inn Express & Suites) Debtor.
9. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government code Section 54956.9, Subd. (k)  
**Case Name:** Glenn Haas, Jeff Miller, Brian Hirzel and Cathedral City Police Officers Association vs. Cathedral City: Cathedral City Police Department; Stan Henry, Chief of Police; John Holcomb, Captain; Gregory J. Savelli, Lieutenant; Sandra Hatfield, Dispatch Supervisor; et al.  
**Case No.:** United States District Court, Central District of California Case No. EDCV 02-965
10. PERSONNEL MATTER pursuant to Government Code Section 54957.  
**Issue for Discussion:** Cathedral City Police Officers Association (CCPOA)
11. PUBLIC EMPLOYMENT pursuant to Government Code Section 54957.  
**Title:** Public Works Director/City Engineer Position
12. PUBLIC EMPLOYMENT pursuant to Government Code Section 54957  
**Title:** Redevelopment Agency Director Position
13. PUBLIC EMPLOYMENT pursuant to Government Code Section 54957  
**Title:** Administrative Services Director Position.
14. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8  
A) Property Location: Approximately 8 acres of land situated on the south side of E. Palm Canyon Drive, South and West of the Existing Days Inn Suites Facility.

Negotiating Parties: Cathedral City Redevelopment Agency and Donald Ballard (d.b.a. Desert Associates)  
Property Owner: Donald Ballard (d.b.a. Desert Associates)  
Under Negotiation: Amendment to the Disposition and Development Agreement

**CC/RDA MEETING AGENDA  
PUBLIC FINANCING AUTHORITY SPECIAL MEETING AGENDA  
SEPTEMBER 25, 2002  
PAGE 3**

- B) Property Location: Vacant Land  
Consisting of Approximately 4.27 Acres  
Fronting Date Palm Drive: APN 670-020-012.  
Negotiating Parties: City of  
Cathedral City  
Property Owner: City of  
Cathedral City  
Under Negotiation: Disposition  
of Property
- C) Property Location: Parcels on North Side of East Palm  
Canyon Known as B, E, D, F, G, H, and all of the parcels on the South  
Side of East Palm Canyon - the old Arbours Site.  
Negotiating Parties: Cathedral  
City Redevelopment Agency and Tri-Mellennium  
Development, Inc.  
Property Owner:  
Redevelopment Agency  
Under Negotiation:  
Memorandum of Understanding
- D) Property Location: East of Van Fleet Avenue, South of East  
Palm Canyon Drive, West of Date Palm Drive, Northeast of the East  
Cathedral Canyon Channel and North of "D" Street. APN #687-223-013; 687-224-002; 687-224-004; 687-226-004; 687-226-002; 687-223-015 and 687-225-012  
Negotiating Parties: Cathedral  
City Redevelopment Agency and BCN  
Development  
Property Owner: John Snyder,  
et al.; Bobby Doremus; Melville & Lexa Thayer;  
Jeremiah Chiofalo; Judith Ilminen Colton, et al.;  
and Joe Martinez  
Under Negotiation: Property  
Negotiation
- E) Property Location: East of the East  
Cathedral Canyon Storm Channel in Designated  
Open Space Area. APN #686-310-006; 686-232-034; 686-270-004 and -006; 686-260-014;  
687-490-001, -003 and -004; and 687-241-056.  
Negotiating Parties: Cathedral  
City Redevelopment Agency and Desert Cove  
Golf Resorts

**CC/RDA MEETING AGENDA  
PUBLIC FINANCING AUTHORITY SPECIAL MEETING AGENDA  
SEPTEMBER 25, 2002  
PAGE 4**

Property Owner: City of  
Cathedral City and Cathedral City  
Redevelopment Agency  
Under Negotiation: Disposition  
of Property  
F) Property Location: Date Palm Drive and the  
Whitewater River Wash. APN #674-020-011 and  
674-020-009  
Negotiating Parties: Barbara  
Gonzales-Lyons  
Property Owner: Barbara  
Gonzales-Lyons  
Under Negotiation: Lease  
Agreement and Acquisition of Land

**CC/RDA MEETING AGENDA  
PUBLIC FINANCING AUTHORITY SPECIAL MEETING AGENDA  
SEPTEMBER 25, 2002  
PAGE 4**

**7:30 P.M.**

**PUBLIC FINANCING AUTHORITY SPECIAL MEETING:**

- \_\_\_\_\_ 1. Proposed Resolution of the Cathedral City Public Financing Authority Authorizing the Issuance of 2002 Tax Allocation Revenue Bonds (Cathedral City Merged Redevelopment Project and Project Area No. 3) in the Aggregate Principal Amount of Not-To-Exceed \$70,000,000; Approving Indenture(s) of Trust and Loan Agreement(s) Authorizing Sale of Bonds, Approving Official Statement, and Providing Other Matters properly Relating Thereto.

**CC/RDA MEETING:**

**CONSENT AGENDA**

- \_\_\_\_\_ 1. A Request to Appeal Ordinance No. 283 (Specific Plan 90-42) Which Established Standards for Extending Landau Boulevard South of Ramon Road to 33<sup>rd</sup> Avenue Adjacent to the Whitewater River Channel.

**PUBLIC HEARINGS**

2. Redevelopment Agency Tax Increment Secured Bonds and Related Matters: Authorization to Borrow Funds from the Cathedral City Public Financing Authority for the purpose of its Cathedral City Merged Redevelopment Project and its Cathedral City Redevelopment Project No. 3, Authorizing and Directing Execution of the Related Loan

**CC/RDA MEETING AGENDA**  
**PUBLIC FINANCING AUTHORITY SPECIAL MEETING AGENDA**  
**SEPTEMBER 25, 2002**  
**PAGE 5**

Agreements, Approving Sale of Bonds and Official Statement, and Providing Other Matters Properly Relating Thereto.

**LEGISLATIVE ACTIONS**

3. Redevelopment Agency Tax Increment Secured Bonds and Related Matters: Approval of the Borrowing of Funds by the Cathedral City Redevelopment Agency from the Cathedral City Public Financing Authority and Providing Other Matters Properly Relating Thereto.
4. Proposed Ordinance Amending Section 9.62.360 "Outdoor Advertising Displays". **2<sup>nd</sup> Reading**
5. Proposed Resolution Approving Community Services Organization contract for Services Policy and Form Contract, Both of Which Include the Modifications Described by City Council at the September 12, 2002, Special Meeting.
6. City Council Action to Approve Cathedral City's Participation in the Coachella Valley Animal Campus Project.
7. Discussion of Operational Needs of the Police and Fire Departments.
8. Approval of the Local Law Enforcement Block Grant Expenditure Proposal as Submitted by the Chief of Police for \$59,100.00 in Federal Grant Funds and \$6,567.00 in Matching City General Funds.
9. Proposed Revisions to City Council Rules & Procedures.
10. Authorization for the Executive Director to Continue the Professional Services Contract with Pacific Relocation Consultants for Compliance with California Relocation Assistance Law to Provide Relocation Assistance Services and Benefits to Displaced Households and Businesses in an Amount Not-To-Exceed \$120,950.00
11. Direction to Staff to Proceed with Initiating a Contract with Terra-Nova Planning & Research to Provide Environmental Consultant Services, Not-To-Exceed \$125,000, Associated with the Proposed Desert Cove Golf Course, Generally Located in the Whitewater River and West Cathedral Canyon Channel.
12. City Council Action to Accept and Approve the Proposed Revised Memorandum of Understanding (MOU) Between CVAG Jurisdictions and Wildlife Agencies Related to Measures to Minimize and Mitigate Take of the Coachella Valley Fringe-Toed Lizard.
13. Authorization to Purchase One Marked Police Car and One Unmarked Police Car Utilizing Funds Received from Insurance Reimbursements and the City's Vehicle Fleet Replacement Fund.
14. Request for Reimbursement Expenses for Trip to the 2002 Sister City Conference in Mexico in Order to Bid on the 2003

**CC/RDA MEETING AGENDA  
PUBLIC FINANCING AUTHORITY SPECIAL MEETING AGENDA  
SEPTEMBER 25, 2002  
PAGE 6**

- U.S./Mexico Sister City Conference Being Held in Cathedral City - Our Bid was Successful. Requested Funds to be Taken from Council Contingency Funds/Redevelopment in the Amount of \$1,317.43.
15. Approve Retention of James Peters & Associates to Provide Temporary Public Works Inspection Services for a Period Not-To-Exceed 90 Days at a Fee Not-To-Exceed \$7,260 Per Month During the Medical Leave of the Regular Public Works Inspector.
16. Authorization for the Retention of James Peters Construction Management & Inspection to Perform Highway Construction Inspection Services on a \$65-Per-Hour Basis, with a 45-working-day/\$23,400 Ceiling, on the East Palm Canyon Pavement Rehabilitation Project; and to Increase the Project Budget by a Transfer of \$49,600 from Measure "A" Fund Balance, and by \$12,600 from the "ADA Access Improvements" CIP Project 243-8946 to Cover the Inspection Services and Other Anticipated Project Expenses to Completion.
17. Authorization to Expend AB 939 Funds to Contract for Services to Demolish the hardscape on the Former Auto Center Municipal Parking Lot.

**ADJOURNMENT:**

The next regularly scheduled City Council /Redevelopment Agency Boards will be held on **October 9, 2002, at 7:30 p.m.**

**This Agenda is also available for viewing on the City's Web Site. The Web Site address is [www.cathedralcity.gov](http://www.cathedralcity.gov)**

Donna M. Velotta, City Clerk  
City of Cathedral City